VILLAGE OF SOUTH ELGIN
PLANNING AND ZONING COMMISSION MEETING
10 N Water Street
South Elgin, Illinois 60177
August 21, 2019 7:00pm
AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes
Minutes of the July 17, 2019 Regular Planning and Zoning Commission Meeting

D. Public Hearing and Discussion
CD19-03: Major Subdivision and Amended Special Use for a Planned Development request in an R-2 Single-Family Residential District located at 1055 E Middle Street – Bluff City LLC

E. Discussion
CD19-08: Concept Plan Consultation for a Major Subdivision and Planned Development request in an I-Industrial District located at 325 Umbdenstock Road – Joseph Montemayor

F. Public Comment

G. New Business

H. Adjournment

Minutes of the Regular Meeting
of the Planning and Zoning Commission
July 17, 2019

A. CALL TO ORDER
The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, July 17, 2019 at the Village Hall Board Room, 10 North Water Street. The meeting was called to order at 7:00 p.m. by **Chairman Brian Carlson**. **Chairman Carlson** stated the role of the Planning and Zoning Commission and the procedures for the meeting.

B. ROLL CALL
Commissioners present were: **Chairman Brian Carlson**, **Tom Kusswurm**, **Vice-Chairman Jennifer McClure**, **Leo Metz**, **Jason Micklevitz**, **Cynthia Tarka** and **Rich Watson**.

Staff present were: Director of Community Development, **Nancy Hill**, Planner, **Lauren Blayney** and Recording Secretary, **Dione Stirmell**.

C. APPROVAL OF MINUTES
Minutes of the May 15, 2019 Regular Planning and Zoning Commission Meeting.

A motion by **Member Metz** to approve the minutes of the May 15, 2019 Regular Meeting of the Planning and Zoning Commission was seconded by **Member Watson**. A voice vote of all ayes and no nays. **Member Micklevitz** and **Member Tarka** abstained. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, Kusswurm, McClure, Metz, Watson
Nays:	None
Abstain:	Micklevitz, Tarka
Absent:	None

The motion carried (5-0-2-0).

D. PUBLIC HEARING AND DISCUSSION
CD19-05: Variation (2) request in a B-2 Community Business District located at 1090 W. Spring Street – South Elgin Countryside Fire Protection District Station 21.

Chairman Carlson verified that an affidavit or other satisfactory evidence regarding notification had been submitted. To which **Lauren Blayney** confirmed.

Chairman Carlson opened the public hearing at 7:03 p.m.

Lauren Blayney explained the Petitioner, South Elgin Countryside Fire Protection District, is seeking approval of a request for two variations at the new South Elgin Fire District Station 21 property, located at 1090 W. Spring Street. One variation is for the reduction of the number of

replacement trees required on the subject property and another variation is to allow the installation of an electronic message sign within a one-mile radius of another electronic message sign in South Elgin.

The Commission decided to discuss each variation request separately, and first reviewed the variation request regarding the reduction of replacement trees.

Lauren Blayney explained that the Unified Development Ordinance (UDO) requires 104 replacement trees to be planted on the site due to the number of trees being removed to accommodate the South Elgin Fire District Station 21 building and parking lot area. The applicant has provided 22 replacement trees according to the Landscaping Plans. The petitioner is requesting to reduce the number of replacement trees from 104 replacement trees to 22 replacement trees.

Lauren Blayney introduced Assistant Fire Chief Mike Rothecker of 150 State Street, South Elgin, IL 60177 and Kelly O'Conner of 222 S Morgan Street Suite 4B, Chicago, IL 60607.

Mr. Rothecker explained that planting 104 trees on the subject property was not realistic for the size of the property. He explained it would be challenging to add more trees and meet the parking requirements. In addition, it would make it difficult to maneuver the fire trucks around the subject property.

Vice-Chairman McClure asked what the Fire District's options would be. **Lauren Blayney** stated the Unified Development Ordinance (UDO) requires 104 replacement trees be planted or a fee-in-lieu be paid. However, through this variation, the Fire Protection District is requesting that they not have to meet this requirement. **Lauren Blayney** noted that some trees are being planted on the site, but the site cannot accommodate the number of trees required. **Vice-Chairman McClure** stated that she believes the Fire District should have to pay a fee-in-lieu for the trees or plant the trees elsewhere within the community. She explained to Mr. Rothecker that the Planning and Zoning Commission recently adopted the Unified Development Ordinance (UDO) and she was having a difficult time allowing this variation and did not want to set a poor standard for future developers.

Mr. Rothecker explained that the Fire District is financing the construction of its two new fire station projects through bonds. If it were required to pay a fee-in-lieu of trees, it would likely have to use general funds to pay for the trees since it was not budgeted with the initial cost of the projects. In addition, due to how the bonds were structured, it would most likely not be legal to allocate bond proceeds to pay a fee to the Village. He stated he believed it was not good public policy to utilize public funds to pay fees between taxing bodies, especially when it is generally the same taxpayers.

Member Tarka agreed with **Vice-Chairman McClure** that the Fire District should have to either plant trees elsewhere or pay the fee-in-lieu.

There was discussion about which entity would plant the trees if required to plant them elsewhere. **Lauren Blayney** explained that the Village would plant the trees, as we would not allow another public or private entity to plant the trees on Village property and in the Village right-of-ways.

Member Watson stated that this variation request should have come before the Planning and Zoning Commission earlier in the process as part of the Special Use for the fire station. **Lauren Blayney** explained that when the petitioner had gone through the Special Use process for the property, the landscape plan had not yet been completed because it was unknown if the Village would approve the Special Use. The landscaping plan was completed in conjunction with Final Engineering at the time of the building permit application.

Member Kusswurm said he would like to see the trees dispersed in the Village's parks and in the Village right-of-ways.

Chairman Carlson said he understood that a fee for trees may not be able to be used from bond funds. He asked for clarifying about how many trees would be required and how the fee-in-lieu is calculated. He stated he is concerned about setting precedent for future developments.

Member Watson asked what the protocol is when a fee-in-lieu of trees is collected. **Lauren Blayney** explained that the Village would plant trees elsewhere within the community. **Lauren Blayney** stated that the value of the tree is determined based on the size, type, age, and quality of the tree being removed and is then valued in accordance to a reference book on the subject noted in the UDO. The previous Zoning Ordinance established a flat fee of $300. Using this number, the amount required to be paid by the Fire District to the Village of South Elgin as a fee-in-lieu for the number of replacement trees is about $25,000.

Vice-Chairman McClure felt this hardship could have been prevented had the petitioner picked a different site.

Mr. Rothecker stated that the site selection for a fire station is much different from a commercial or industrial facility. Response rate was a key factor when looking for an appropriate site for this fire station. He explained with this property the South Elgin Fire Protection District all three fire stations in the Village would have similar response rates. In addition, this site might be smaller than a typical private development. In order to leave and return to the station safely and efficiently, larger turn radius and more paved area is required to accommodate fire vehicles and equipment. This reduces the area available for landscaping and trees.

Chairman Carlson stated his frustration is with the timing of the variation request and that the Fire District should have planned better.

Member Micklevitz highlighted the lot was previously overgrown and had many trees. He said this is a unique case and that he believes the requirement for the number of replacement trees is over zealous and it is an over application of the regulation. He highlighted the adjacent land uses and felt this was an ideal use for the piece of land. He added this was adding a much-needed service to South Elgin residents.

Member Metz stated granting this variation would not set a precedent and he was in favor of supporting the tree variation.

Member Watson stated that he respectfully disagrees and felt it set a precedent for future variation requests. To which Mr. Rothecker explained that this is not a private development for profit. He explained this variation request is coming from a public entity. He reiterated this would reduce emergency response times.

Lauren Blayney explained that staff believes the variation request is unique due to the development requirements of a fire station and the use of public funds for the project.

Mr. Rothecker reviewed the fire station project budget, including costs of the building construction, purchase of equipment, and the staffing of the third station. He also stated that $11 million is being spent on the two new fire stations. He explained they do not have the funds to pay this fee.

Member Tarka asked what the options were since the trees were already gone. **Lauren Blayney** explained that they could be granted the variation or would be required to pay the fee-in-lieu to the Village.

Vice-Chairman McClure stated that the UDO does not differentiate between public and private developers and, in her mind, that they should not be treated differently.

Member Micklevitz stated that this property is unique and he did not expect that this variation would be requested often. **Member Micklevitz** stated he was not holding this request up over replacement trees and felt this fire station was a necessary facility for the community. **Member Micklevitz** reminded the Planning and Zoning Commissioners of staff's recommendation.

Member Kusswurm questioned if staff could work with the fire district to distribute the trees within the community. **Lauren Blayney** explained that the petitioner is not required to plant the trees. She explained the fee-in-lieu would be allocated into an account to be planted later.

Member Watson suggested the Fire District only pay a portion of the trees instead of the full amount. **Chairman Carlson** said he was not comfortable making the determination on what amount would be reasonable to pay.

Member Tarka felt that approving this variation was sending a message to future applicants that you do not have to follow the required Ordinance.

Vice-Chairman McClure suggested creating an intergovernmental agreement between the Village of South Elgin and the Fire District to allow the Fire District an extended amount of time to pay the funds thus allowing them to budget for it.

There was discussion if costs of construction should be considered “hardships” under the UDO.

The Commission discussed its options for consideration of motions

Chairman Carlson asked if there was any discussion. Hearing no comments or concerns, **Chairman Carlson** entertained a motion to accept the Findings of Fact as follows.

A Variation shall be granted only if evidence is presented to establish that:

A. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public?

Findings: The variation to reduce the number of trees that are required to be planted on site will not cause any endangerment to the health, safety, comfort, convenience, and the general welfare of the public.

B. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the propose variation.

Findings: The surrounding properties are a mix of residential house, commercial business and open space. The development of the site at the fire station will blend into the surrounding neighborhood with a mix of trees and shrubs along the foundation planting along Stonington Place, screening of the parking lot and street trees.

C. The proposed variation alleviates an undue hardship created by the literal enforcement of this Ordinance.

Findings: The Ordinance would require 104 trees to be planted on this site to make up for the ones that have been removed. These trees would require a significant footprint and would not allow for sufficient area for parking, circulation, detention and building. Also, 104 trees are also cost prohibited for the development of the site when combined with other zoning requirements that are being met including shrubs and foundation landscape. The required 104 trees would not allow for a healthy landscape to develop.

D. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Findings: The area that has been developed on the site is the area that is required for the effective use of the fire station. All efforts were made to meet all required ordinances for the site.

E. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desire improvement of the subject property.

Findings: The Tree Replacement Ordinance is the only landscape ordinance that could not be met from the quantity of trees needed and the limited space of undeveloped land. All other zoning requirements for landscaping and screening have been met. All trees that were able to be saved have been and where space allowed beyond the requirements 22 additional trees were planted.

F. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

Findings: The proposed plan provides landscaping that is consistent with the ordinance of the Village. The overall character of the site fits in with surrounding area. The fire station locations and development are consistent with the comprehensive plan and trees were removed to meet this intent on the available site.

A motion by **Member Watson** that the Planning and Zoning Commission not accept the Findings of Fact as presented by the Petitioner was seconded by **Vice-Chairman McClure**. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, Kusswurm, McClure, Metz, Tarka, Watson
Nays:	Micklevitz
Abstain:	None
Absent:	None

The motion carried (6-1-0-0).

A motion by **Member Micklevitz** that the Planning and Zoning Commission recommend approval to the Village Board of petition CD19-05 for variations for the Fire Station 21 located 1090 W Spring Street in a B-2 Community Business District to reduce the number of replacement trees from 104 replacement trees to 22 replacement trees and not pay the fee in lieu of trees to the Village was seconded by **Member Tarka**. There was no further discussion of the motion. Vote as follows:

Ayes:	Micklevitz, Kusswurm, Metz
Nays:	Carlson, McClure, Tarka, Watson
Abstain:	None
Absent:	None

The motion failed (3-4-0-0).

Chairman Carlson asked **Member Micklevitz** if he would like to remove his motion. To which **Member Micklevitz** wished to leave it on the public record.

A motion by **Vice-Chairman McClure** that the Planning and Zoning Commission recommend that CD19-05 pay a portion of a fee-in-lieu to be negotiated by the Village Board with an inter-governmental agreement located 1090 W Spring Street in a B-2 Community Business District was seconded by **Member Kusswurm**. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, McClure, Tarka Watson
Nays:	Kusswurm, Micklevitz, Metz
Abstain:	None
Absent:	None

The motion carried (4-3-0-0).

The Commission next reviewed the variation to allow the installation of an electronic message sign within a one-mile radius of another electronic message sign in South Elgin.

Mr. Rothecker explained the request, and stated the purpose of the sign is to share information with the public. **Member Tarka** asked for examples of such information, and Mr. Rothecker explained that the plan is to post on the sign safety tips, anniversaries, and announcements about employees, community events and emergency alerts.

Member Watson stated he is concerned about the timing of the changeable text. He wants to prevent distracted driving and believes the proposed sign could be a distraction. **Member Watson** asked if this was a want or a need. To which Mr. Rothecker said it was a want but felt it would serve a public need.

Mr. Rothecker explained that distracted driving is everywhere and that this sign would not contribute any more negatively than the Village's electronic message board sign on State Street in front of the Village Hall.

Member Tarka asked if the proposed sign meets other sign requirements. To which Mr. Rothecker stated yes.

Chairman Carlson asked if there was any discussion. Hearing no comments or concerns, **Chairman Carlson** entertained a motion to accept the Findings of Fact as follows.

A Variation shall be granted only if evidence is presented to establish that:

A. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public?

Findings: No, the proposed electronic sign will not endanger the health, safety, comfort, convenience, and general welfare of the public. On the contrary, the sign will be used for rapid

mass notification to the public, color coded messages, flashing messages for urgent matters, security alerts, weather reports, displaying shelter locations, and updates in news and events.

B. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the propose variation.

Findings: Yes, the design of the electronic sign is compatible with the character of Fire Station 21 and nearby properties. The design of the sign incorporates the standing seam roof, metal panels, brackets, and masonry base of the Fire Station 21 building. In addition, the nearby bank building has a standing seam roof, the NAPA store has metal panels, and the property to the east and surrounding homes have brick.

C. The proposed variation alleviates an undue hardship created by the literal enforcement of this Ordinance.

Findings: Yes, the proposed variation would enable the installation of the electronic sign on the Fire District property. The Ordinance does not allow two electronic signs to be installed within one-mile distance of each other, and there is currently an electronic message sign at the McDonald's located at 100 N McLean Boulevard, which is located approximately 0.3 miles west of Fire Station 21.

D. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Findings: Yes, the variation is necessary due to the proximity of the existing McDonald's sign to the Fire Station 21 property.
E. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desire improvement of the subject property.

Findings: The variation request is for (1) electronic sign of the Fire District property.
F. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

Findings: The proposed variation is for an electronic sign that will aid to improve the safety, awareness, and involvement of the public in the community.

A motion by **Vice-Chairman McClure** that the Planning and Zoning Commission accept the Findings of Fact as presented by the Petitioner was seconded by **Member Micklevitz**. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, Kusswurm, McClure, Metz, Micklevitz, Tarka
Nays:	Watson
Abstain:	None
Absent:	None

The motion carried (6-1-0-0).

A motion by **Member Kusswurm** that the Planning and Zoning Commission recommend approval to the Village Board of petition CD19-05 for electronic sign Variation for the Fire Station 21 located 1090 W Spring Street in a B-2 Community Business District was seconded by **Member Micklevitz**. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, Kusswurm, McClure, Metz, Micklevitz, Tarka,
Nays:	Watson
Abstain:	None
Absent:	None

The motion carried (6-1-0-0).

Chairman Carlson asked if there was any discussion. Hearing no comments or concerns **Chairman Carlson** entertained a motion to close the public hearing.

A motion by **Member Micklevitz** to close the public hearing was seconded by **Member Watson**. There was no further discussion of the motion. **Chairman Carlson** closed the public hearing at 7:47 p.m. Vote as follows:

Ayes:	Carlson, Kusswurm, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	None

The motion carried (7-0-0-0).

E. Public Hearing and Discussion
CD19-02: Text Amendments to the Unified Development Ordinance – Village of South Elgin

Per the UDO, a public hearing by the Planning and Zoning Commission is required. Proper notice of the public hearing was given.

Chairman Carlson opened the public hearing at 7:48 p.m.

Lauren Blayney explained that the Village adopted the Unified Development Ordinance (UDO) on October 1, 2018. After having used the regulations for about the last nine months, staff has noted some errors, omissions and items that needed clarification. Additionally, some new issues have arisen.

Lauren Blayney reviewed the various sections of the document and explained the proposed changes in detail. The Planning and Zoning Commission asked some clarifying questions.

There was discussion on the following items.

Item 4. Administrative Adjustments - §156.03.C6.
It was noted by **Lauren Blayney** that during a recent UDO training activity the Planning and Zoning Commission had asked staff to make some changes to the Administrative Adjustments to reduce the number of potential adjustments. **Chairman Carlson** stated that the purpose of the Administrative Adjustment was to allow staff and a developer some flexibility. He stated he thought the proposed changes by staff were appropriate.

Member Micklevitz corrected in error in the staff's text, as the phrase should read, "including but not limited to…" Staff agreed.

Member Watson asked that language be added to the Administrative Adjustment section that at least once annually staff provide a report to the Planning and Zoning Commission outlining the Administrative Adjustments given, if any, and the reasoning behind the adjustments. The other members agreed.

Item 15. Home Based Businesses Regulations - §156.07.D.5
Member Tarka asked a question about the definition of personal service establishments. **Lauren Blayney** read the UDO definition, which includes drycleaners. **Member Tarka** stated dry cleaners are not appropriate for a home based business and suggested the Village prohibit them as a home based business. The other members agreed.

There was discussion about internet-based wholesale and retail businesses. **Chairman Carlson** said that in his neighborhood, a nearby property owner ran a retail business out of his house and the deliveries occurred all the time. Boxes piled up outside of the home. After much discussion, the Planning and Zoning Commission agreed to leave the language about wholesale and retail home based businesses for now, and staff will investigate the concern and propose language for a future amendment.

There was discussion about whether kenneling of animals was permitted and if permitted, how many animals would be allowed. **Vice-Chairman McClure** suggested the kenneling or boarding of up to 4 animals be permitted. The other members agreed.

Item 16. Minimum size for an Accessory Structure Permit - §156.07.D
Vice-Chairman McClure suggested additional language be added to the last sentence to read, "Accessory structures 40 square feet or less may be located in the interior side or rear yard *and meet all other required setbacks.*" The other members agreed.
Item 21. Tree Preservation Fee-in-Lieu - §156.09.B.2.b
The Commission members cited discussion about a recent variation request. **Vice-Chairman McClure** suggested further amending to allow a negotiated value to be approved by the Village Board. The other members agreed.

Item 23. Screening Complementary Design - 156.09.G.3.b.2
The Commission expressed concerns about the Zoning Administrator having the sole authority to make decisions about complementary design and wanted to participate in the review. They asked for the staff-suggested phrase "unless otherwise allowed by the Zoning Administrator." be deleted.

There was no one present to speak for or against the petition.

A motion by **Vice-Chairman McClure** that the Planning and Zoning Commission finds that the proposed text amendments to the Unified Development Ordinance outlined in the Staff Report meet the standards outlined in Section 156.07.C.7.c of the UDO and recommends approval to the Village Board with the suggested revisions from the Commission to Items #4 Administrative Adjustments, #15 Home Based Business Regulations, #16 Minimum Size for an Accessory Structure Permit, #21 Tree Preservation Fee in Lieu, and #23 Screening Complementary Design be made was seconded by **Member Tarka**. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, Kusswurm, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	None

The motion carried (7-0-0-0).

F. PUBLIC COMMENT
Lisa Guess of 618 E. Middle Street South Elgin, IL 60177 thanked the Planning and Zoning Commissioners for their work.

G. NEW BUSINESS
There was no new business to report.

H. ADJOURNMENT
Having no further business, a motion made by **Member Watson** to adjourn the regular meeting of the Planning and Zoning Commission was seconded by **Member Micklevitz**. With a voice vote of all ayes and no nays, **Chairman Brian Carlson** adjourned the meeting at 8:58 p.m.

Respectfully submitted,
Dione Stirmell
Recording Secretary

VILLAGE OF SOUTH ELGIN

Village President
Steven Ward

Village Clerk
Margo Gray

Village Administrator
Steven J. Super

10 N. Water St. · South Elgin, Illinois 60177
Community Development Department
847-741-3894 · Fax: 847-741-3959

Village Trustees

Jennifer Barconi
Lisa Guess
Michael Kolodziej
Gregory J. Lieser
Scott Richmond
John Sweet

STAFF REPORT

To: Chairman Brian Carlson and Members of the South Elgin Planning & Zoning Commission

From: Lauren Blayney, Planner

Date: August 14, 2019

RE: CD19-03 – Major Subdivision & Amended Special Use – South Pointe Resubdivision

---

Petitioner:
Rich Guerard
310 S. County Farm Road
Wheaton, IL 60187

Owner of Property:
Bluff City, LLC
2250 Southwind Blvd
Bartlett, IL 60103

Request:
The Petitioner is requesting a recommendation of approval of a Final Plat of Subdivision as specified in Section 156.03.B *Subdivision Applications* and Amended Special Use for a Planned Development as specified in Section 156.03.C.3 *Special Use Permit* located at the South Pointe Subdivision commonly known as 1055 E Middle Street in an R-2 Single Family Residential District.

OPEN PUBLIC HEARING

Project Background:
The Petitioner, Rich Guerard, is seeking a recommendation of approval for a Major Subdivision that will be known as the South Pointe 1st Resubdivision. The petitioner is requesting the recommendation of approval of a resubdivision of a 160 lot single-family residential subdivision into a 164 lot single-family residential subdivision as part of a planned development known as the South Pointe 1st Resubdivision. The previously approved South Pointe Subdivision was approved by the Village Board and the final plat was recorded on Jun 6, 2018.

Being that this property was previously a quarry, special precautions have been taken to ensure the fill on each lot is stable for residential buildings to be constructed. It has recently been brought to the Village's attention that some of the soil testing has failed on some lots that has led to this proposed resubdivision. The proposed resubdivision of South Pointe Subdivision has been re-engineered to avoid construction of footers and building foundations in the areas where soil testing has failed and to avoid areas where the natural overflow routes go through the residential lots.

This is for the approval of both the Preliminary and Final Planned Development and Plat of Subdivision. There is not a separate preliminary plat of subdivision. The final plat of subdivision incorporates all preliminary plat requirements.

Adopted Plans:

2030 Comprehensive Plan:

The 2030 Comprehensive Plan shows this property as Medium Density Residential (6.01 – 12 dwelling units per acre) and Parks and Open Space because of a high quality wetland along the west property line.

Discussion on Class I Site Plan Review:

The site plan shows the proposed resubdivision located generally south of the existing Sweetflag Street in the South Pointe Subdivision. The configuration of the roads south of Sweetflag Street have been adjusted due to the resubdivision of the lots, therefore some of the street names and addressing has changed. The resubdivision of South Pointe Subdivision now includes a total of 164 single-family residential lots. Lots 33-44, in the previously approved South Pointe Subdivision, have been removed and has been reconfigured to be included in Outlot D and G in the proposed resubdivision. Along the west side of Barry Rd and the east side of Outlot C, nine lots have been created to face Barry Road. In addition, ten lots have been created south of Outlot D and between the north/south streets of Barry Road and South Pointe Avenue.

Staff's Summary:

The final plat of subdivision meets the zoning regulations of the R-2 Single-Family Residential District in accordance to the Unified Development Ordinance. Therefore, Staff suggests the final plat of subdivision be recommended for approval.

Discussion on Final Plat of Subdivision:

Per §156.03.B.5.b. *Major Subdivision*, the Planning and Zoning Commission shall recommend approval of the Final Plat of Subdivision if it is substantial compliance with the Preliminary Plat of Subdivision.

Staff's Summary:

In conjunction with the requested Special Use for a Planned Development, the final plat of subdivision meets the Zoning Ordinance requirements of the R-2 Single Family Residential District. Therefore, Staff suggests the final plat of subdivision be recommended for approval.

Hearing on Special Use:

§156.03.C.3 *Special Use Permit,* the purpose of this special use application is to provide for uses, which may have a special , unique, or unusual impact upon the use of neighboring property. §156.07.B *Use Table* specifies that a Planned Development in an R-2 Single-Family Residential District is one of those uses.

Staff's Summary:

A Special Use Permit shall be granted only if evidence is presented to establish that:

1. *The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.*

   Petitioner's Findings:

   Yes, the development is consistent with the Village Comprehensive Plan and previous annexation agreement. The subdivision was previously approved by the Village and the final plat was recorded on June 6, 2018.

   Staff's Findings:

   Yes, the proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

2. *The proposed special use is compatible with the character or adjacent properties and other property within the immediate vicinity of the proposed special use.*

   Petitioner's Findings:
   Yes, the property is surrounded by open space and will impact no neighbors. The subdivision was previously approved by the Village and the final plat was recorded on June 6, 2018.

   Staff's Findings:
   Yes, the proposed special use is compatible with the character or adjacent properties and other property within the immediate vicinity of the proposed special use.

3. *The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.*

   Petitioner's Findings:
   Yes, the project will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use. The subdivision was previously approved by the Village and the final plat was recorded on June 6, 2018.

   Staff's Findings:
   Yes, the proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. *The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.*

   Petitioner's Findings:
   Yes, the proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities. The subdivision was previously approved by the Village and the final plat was recorded on June 6, 2018.

   Staff's Findings:
   Yes, the proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities

5. *The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village.*

   Petitioner's Findings:
   Yes, the proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village. The subdivision was previously approved by the Village and the final plat was recorded on June 6, 2018.

   Staff's Findings:
   Yes, the proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village.

VOTE ON ACCEPTANCE OF FINDINGS OF FACTS (VOICE VOTE)

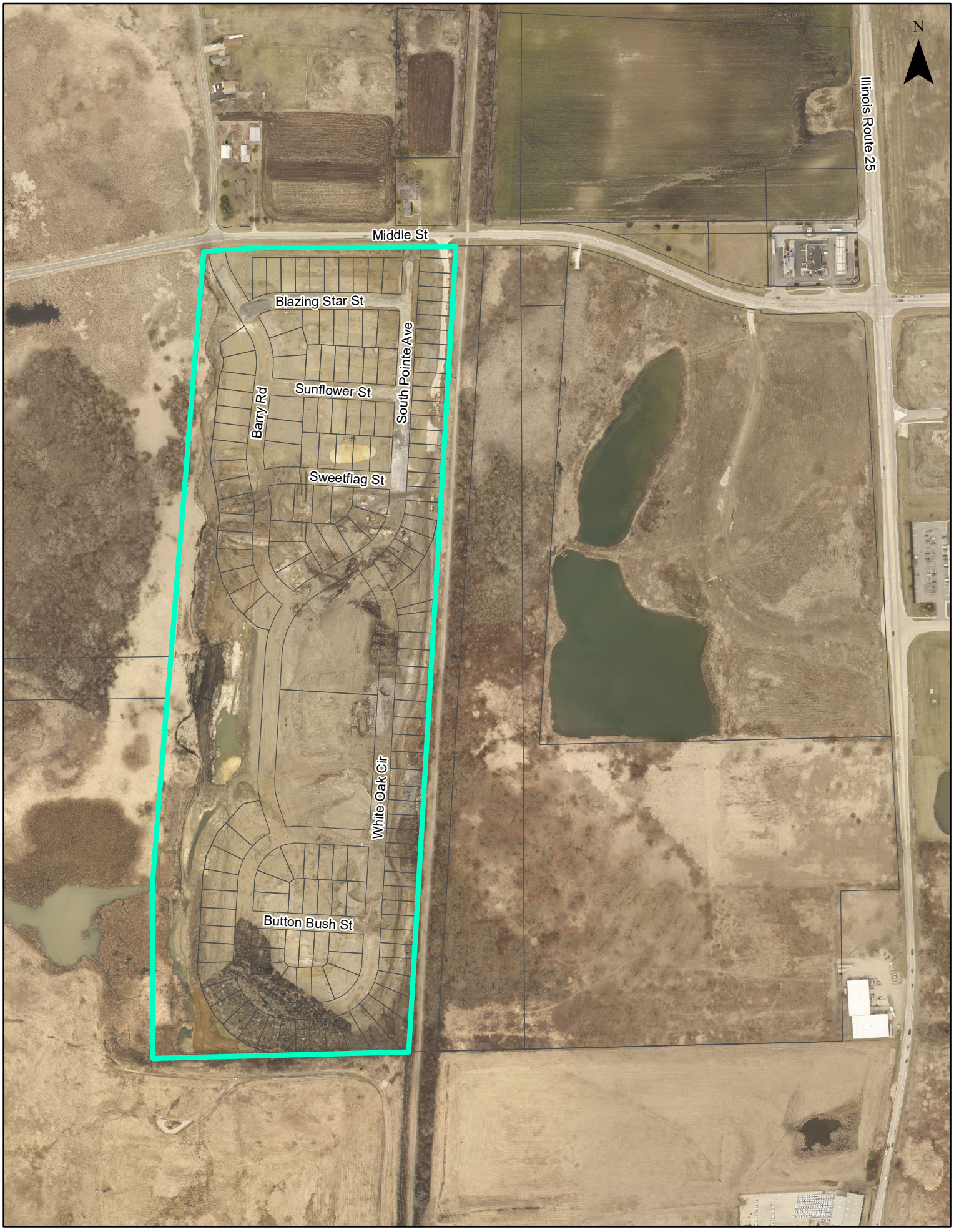
That the Planning and Zoning Commission accept the Findings of Fact as presented by the Petitioner.

CLOSE PUBLIC HEARING (VOICE VOTE)

VOTE ON MAJOR SITE PLAN, FINAL PLAT OF SUBDIVISION, AND AMENDED SPECIAL USE FOR A PLANNED DEVELOPMENT (ROLL CALL)

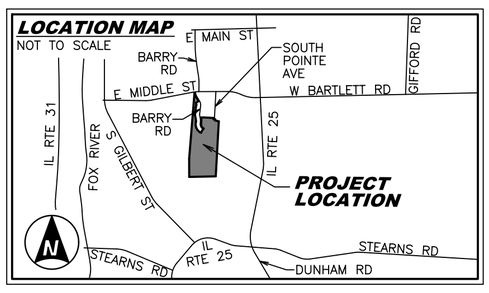
That the Planning and Zoning Commission recommend approval to the Village Board of petition CD19-03 for a Major Site Plan, Final Plat of Subdivision, and an Amended Special use for a Planned Development for the South Pointe 1st Resubdivision located at 1055 E Middle Street in the R-2 Single-Family Residential District.

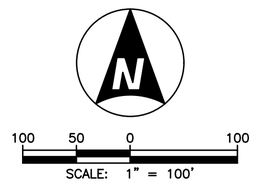
South Pointe Subdivision - 1055 E Middle Street



FINAL PLAT OF SOUTH POINTE
1ST RESUBDIVISION

BEING A RESUBDIVISION IN PART OF SECTION 36, TOWNSHIP 41 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.





P.I.N.'s OF LOTS BEING RESUBDIVIDED:

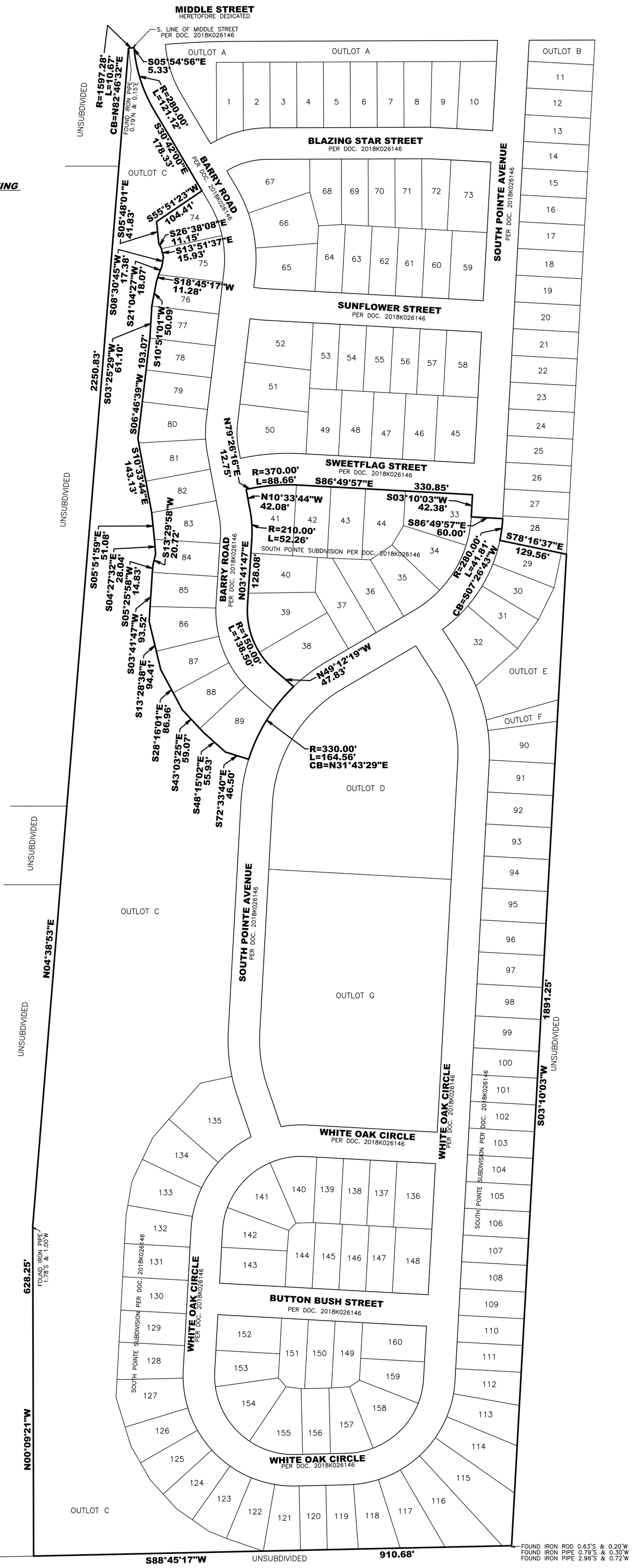
06-36-333-001
06-36-333-002
06-36-333-003
06-36-333-004
06-36-333-005
06-36-333-006
06-36-333-007
06-36-333-008
06-36-333-009
06-36-333-010
06-36-333-011
06-36-333-012
06-36-334-020
06-36-334-021
06-36-334-022
06-36-334-023
06-36-334-024
06-36-380-001
06-36-380-002
06-36-381-001
06-36-381-002

EXISTING LOTS

EXISTING LOTS AS SHOWN ON THE SOUTH POINTE SUBDIVISION PER DOCUMENT 2018K026146

LEGEND:

———	BOUNDARY LINE
———	PROPOSED LOT LINE
——— ———	BUILDING SETBACK LINE (BSL)
– – – – – – – –	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
CB=	CHORD BEARING
L=	ARC LENGTH
R=	RADIUS
BSL	BUILDING SETBACK LINE
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PWAE	PUBLIC WORKS ACCESS EASEMENT



PLAT PREPARED FOR & MAIL TAX BILL TO:

CLIENT:

BLUFF CITY MATERIALS, INC.

2252 SOUTHWIND BOULEVARD
BARTLETT, IL 60103
PHONE: 630-497-8700

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com
MACKIE CONSULTANTS

DATE	DESCRIPTION OF REVISION	BY
08-13-19	PER VILLAGE REVIEW	GKF
07-26-19	PER VILLAGE REVIEW	SMC
06-21-19	PER VILLAGE REVIEW	GKF

DESIGNED	
DRAWN	GKF
APPROVED	RPO
DATE	04-03-19
SCALE	1" = 100'

FINAL PLAT OF SOUTH POINTE 1ST RESUBDIVISION SOUTH ELGIN, ILLINOIS

SHEET 1 OF 5

PROJECT NUMBER: 660C

© MACKIE CONSULTANTS LLC, 2018

ILLINOIS FIRM LICENSE 184-002694

8/13/2019 10:41:15 AM
N:\660C\Survey\Proposed\Final\660-Resub-01.plt

FINAL PLAT OF SOUTH POINTE
1ST RESUBDIVISION

BEING A RESUBDIVISION IN PART OF SECTION 36, TOWNSHIP 41 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

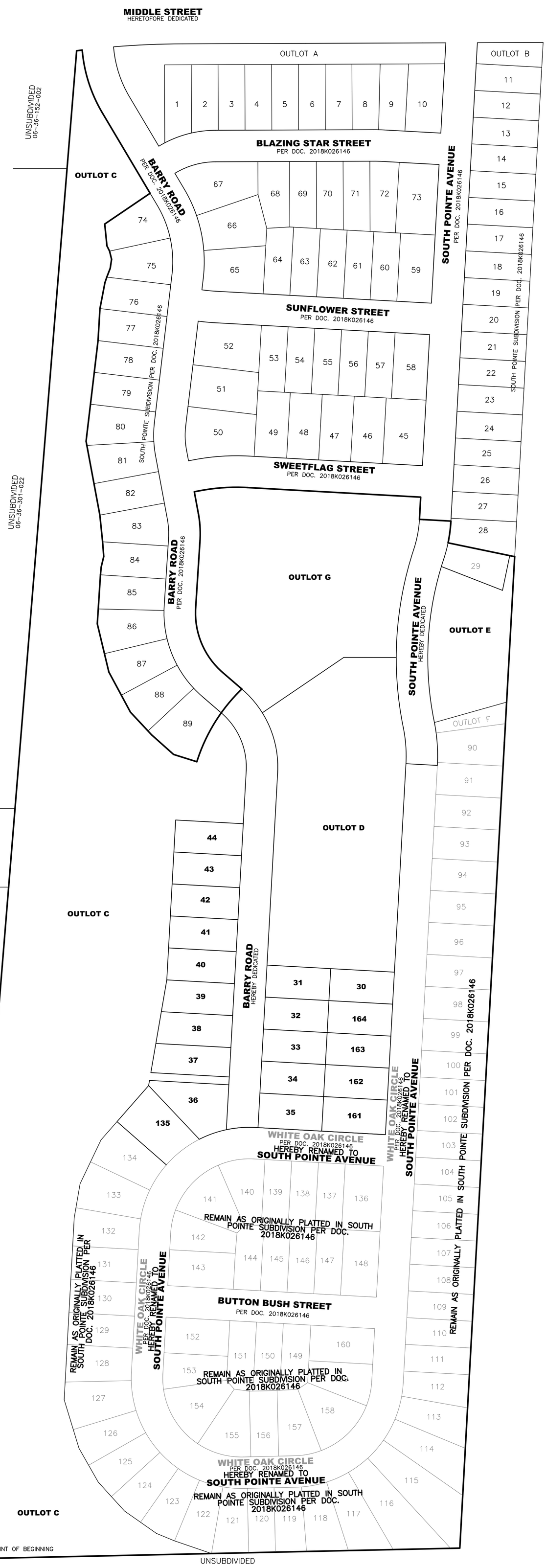
OVERALL DEPICTION OF RESUBDIVIDED LOTS

SEE SHEETS 3 & 4 FOR DETAIL OF RESUBDIVIDED LOTS

N

100 50 0 100

SCALE: 1" = 100'



NOTES:

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
9. ALL AREAS ARE MORE OR LESS.
10. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
11. THIS RESUBDIVISION IS FORMATTED IN A UNIQUE MANNER IN ORDER TO SATISFY VILLAGE REVIEW COMMENTS.

LEGEND:

———	BOUNDARY LINE
———	PROPOSED LOT LINE
——— — ———	BUILDING SETBACK LINE (BSL)
– – – – – – – –	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
CB=	CHORD BEARING
L=	ARC LENGTH
R=	RADIUS
BSL	BUILDING SETBACK LINE
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PWAE	PUBLIC WORK ACCESS EASEMENT

PLAT PREPARED FOR & MAIL TAX BILL TO:

CLIENT:

BLUFF CITY MATERIALS, INC.

2252 SOUTHWIND BOULEVARD
BARTLETT, IL 60103
PHONE: 630-497-8700

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY
08-13-19	PER VILLAGE REVIEW	GKF
07-26-19	PER VILLAGE REVIEW	SMC
06-21-19	PER VILLAGE REVIEW	GKF

DESIGNED	
DRAWN	GKF
APPROVED	RPO
DATE	04-03-19
SCALE	1" = 100'

FINAL PLAT OF SOUTH POINTE 1ST RESUBDIVISION SOUTH ELGIN, ILLINOIS

SHEET 2 OF 5

PROJECT NUMBER: 660C

© MACKIE CONSULTANTS LLC, 2018

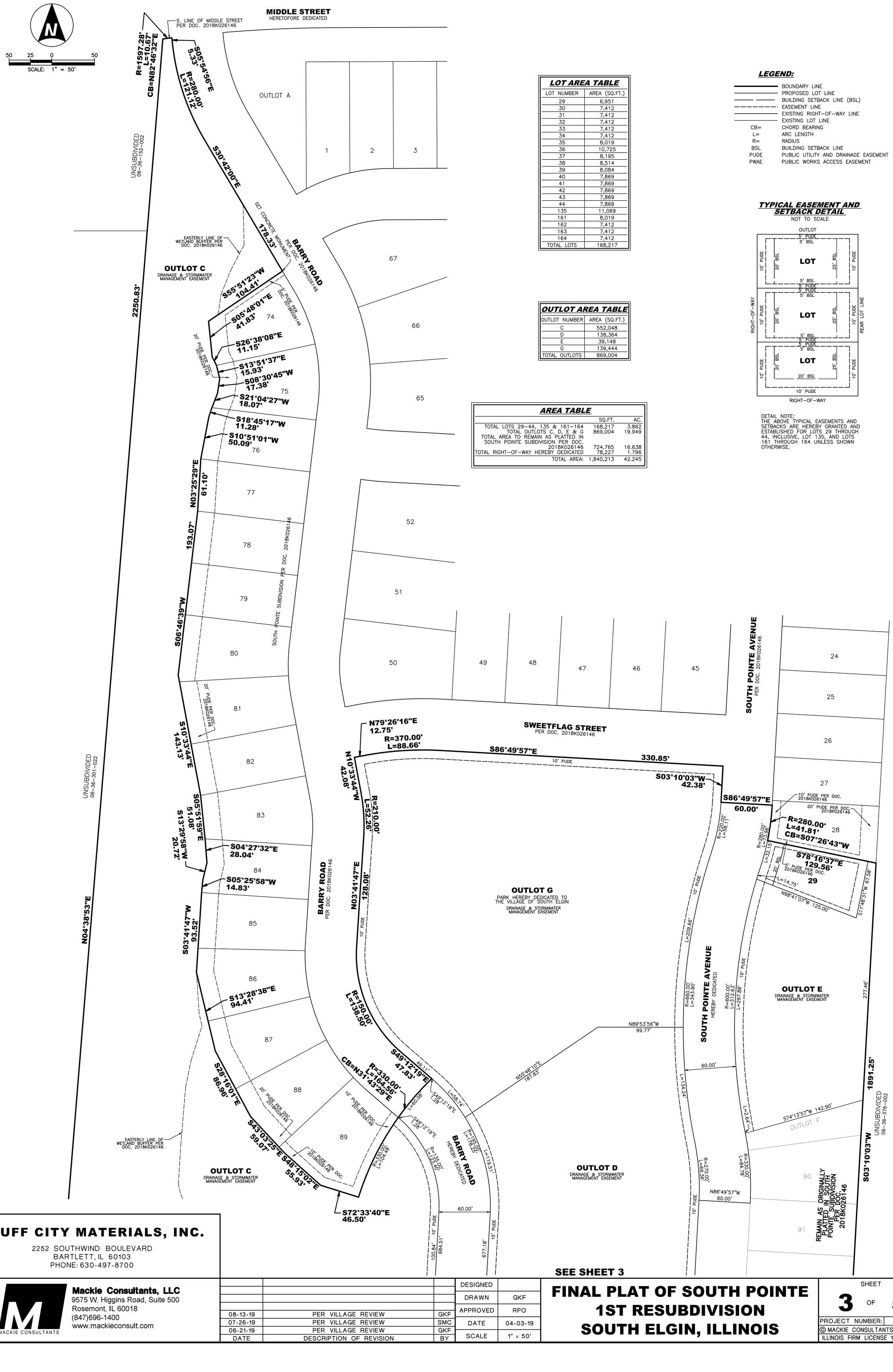
ILLINOIS FIRM LICENSE 184-002694

8/13/2019 10:42:20 AM
N:\660C\Survey\Proposed\Final\660-Resub-02.plt

FINAL PLAT OF SOUTH POINTE
1ST RESUBDIVISION

BEING A RESUBDIVISION IN PART OF SECTION 36, TOWNSHIP 41 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

RESUBDIVIDED LOTS



LOT AREA TABLE

LOT NUMBER	AREA (SQ.FT.)
29	6,951
30	7,412
31	7,412
32	7,412
33	7,412
34	7,412
35	8,019
36	10,725
37	8,195
38	8,514
39	8,084
40	7,869
41	7,869
42	7,869
43	7,869
44	7,869
135	11,069
161	8,019
162	7,412
163	7,412
164	7,412
TOTAL LOTS	168,217

OUTLOT AREA TABLE

OUTLOT NUMBER	AREA (SQ.FT.)
C	552,048
D	138,364
E	39,148
G	139,444
TOTAL OUTLOTS	869,004

AREA TABLE

	SQ.FT.	AC.
TOTAL LOTS 29-44, 135 & 161-164	168,217	3.862
TOTAL OUTLOTS C, D, E & G	869,004	19.949
TOTAL AREA TO REMAIN AS PLATTED IN SOUTH POINTE SUBDIVISION PER DOC. 2018K026146	724,765	16.638
TOTAL RIGHT-OF-WAY HEREBY DEDICATED	78,227	1.796
TOTAL AREA:	1,840,213	42.245

LEGEND:

———	BOUNDARY LINE
———	PROPOSED LOT LINE
——— — ———	BUILDING SETBACK LINE (BSL)
- - - - - - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
CB=	CHORD BEARING
L=	ARC LENGTH
R=	RADIUS
BSL	BUILDING SETBACK LINE
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PWAE	PUBLIC WORKS ACCESS EASEMENT

TYPICAL EASEMENT AND SETBACK DETAIL

NOT TO SCALE

DETAIL NOTE:
THE ABOVE TYPICAL EASEMENTS AND SETBACKS ARE HEREBY GRANTED AND ESTABLISHED FOR LOTS 29 THROUGH 44, INCLUSIVE, LOT 135, AND LOTS 161 THROUGH 164 UNLESS SHOWN OTHERWISE.

CLIENT:
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, IL 60103
PHONE: 630-497-8700

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY
08-13-19	PER VILLAGE REVIEW	GKF
07-26-19	PER VILLAGE REVIEW	SMC
06-21-19	PER VILLAGE REVIEW	GKF

DESIGNED	
DRAWN	GKF
APPROVED	RPO
DATE	04-03-19
SCALE	1" = 50'

FINAL PLAT OF SOUTH POINTE
1ST RESUBDIVISION
SOUTH ELGIN, ILLINOIS

SHEET 3 OF 5

PROJECT NUMBER: 660C

© MACKIE CONSULTANTS LLC, 2018

ILLINOIS FIRM LICENSE 184-002694

8/13/2019 10:53:17 AM
N:\660C\Survey\Proposed\Final\660-Resub-03.plt

FINAL PLAT OF SOUTH POINTE
1ST RESUBDIVISION

BEING A RESUBDIVISION IN PART OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

RESUBDIVIDED LOTS

SEE SHEET 2

UNSUBDIVIDED
06-36-301-023

2250.83'

N04°38'53"E

UNSUBDIVIDED
06-36-301-022

N00°09'21"W

628.25'

EASTERLY LINE OF WETLAND BUFFER PER DOC. 2018K026146

OUTLOT C
DRAINAGE & STORMWATER MANAGEMENT EASEMENT

BARRY ROAD
HEREBY DEDICATED

OUTLOT D
DRAINAGE & STORMWATER MANAGEMENT EASEMENT

WHITE OAK CIRCLE
PER DOC. 2018K026146
HEREBY RENAMED TO
SOUTH POINTE AVENUE

707.67'

S03°10'03"W

1891.25'

UNSUBDIVIDED
06-36-376-002

REMAIN AS ORIGINALLY PLATTED IN SOUTH POINTE SUBDIVISION PER DOC. 2018K026146

BUTTON BUSH STREET
PER DOC. 2018K026146

WHITE OAK CIRCLE
PER DOC. 2018K026146
HEREBY RENAMED TO
SOUTH POINTE AVENUE

OUTLOT C
DRAINAGE & STORMWATER MANAGEMENT EASEMENT

EASTERLY LINE OF WETLAND BUFFER PER DOC. 2018K026146

S88°45'17"W

437.61'

910.68'

UNSUBDIVIDED
09-01-100-018

SET CONCRETE MONUMENT

50 25 0 50
SCALE: 1" = 50'

LEGEND:

BOUNDARY LINE		CB=	CHORD BEARING
PROPOSED LOT LINE		L=	ARC LENGTH
BUILDING SETBACK LINE (BSL)		R=	RADIUS
EASEMENT LINE		BSL	BUILDING SETBACK LINE
EXISTING RIGHT-OF-WAY LINE		PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
EXISTING LOT LINE		PWAE	PUBLIC WORK ACCESS EASEMENT

CLIENT:
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, IL 60103
PHONE: 630-497-8700

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com
MACKIE CONSULTANTS

DATE	DESCRIPTION OF REVISION	BY
08-13-19	PER VILLAGE REVIEW	GKF
07-26-19	PER VILLAGE REVIEW	SMC
06-21-19	PER VILLAGE REVIEW	GKF

DESIGNED	
DRAWN	GKF
APPROVED	RPO
DATE	04-03-19
SCALE	1" = 50'

FINAL PLAT OF SOUTH POINTE 1ST RESUBDIVISION SOUTH ELGIN, ILLINOIS

SHEET 4 OF 5

PROJECT NUMBER: 660C

© MACKIE CONSULTANTS LLC, 2018

ILLINOIS FIRM LICENSE 184-002694

8/13/2019 10:54:40 AM
N:\660C\Survey\Proposed\Final\660-Resub-04.plt

FINAL PLAT OF SOUTH POINTE
1ST RESUBDIVISION

BEING A RESUBDIVISION IN PART OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, A.D., 20___.

BY: _____
SPSE LLC
2250 SOUTHWIND BOULEVARD
BARTLETT, IL 60103

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, A.D., 20___, AT _____, ILLINOIS.

_____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGE BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE'S WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20_____.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

_____
OWNER'S SIGNATURE

_____
OWNER'S PRINTED NAME

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOUTH ELGIN, ILLINOIS THIS _____

DAY OF _____, A.D., 20_____.

_____
PRESIDENT

_____
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE OFFICE OF VILLAGE ENGINEER, VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ A.D., 20_____.

_____
VILLAGE ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTIFIED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF

_____, A.D., 20_____.

_____
COLLECTOR OF SPECIAL ASSESSMENTS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE VILLAGE OF SOUTH ELGIN PLAN COMMISSION THIS

_____ DAY OF _____, A.D., 20_____.

_____
CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH SAID ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,

ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

_____
COUNTY CLERK

EASEMENT PROVISIONS (PUDE)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES* FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY & DRAINAGE EASEMENT", "PUDE" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS (PUDE)

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS, ITS SUCCESSORS AND ASSIGNS ("NI-GAS"), TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRES SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT PRIOR WRITTEN CONSENT OF NICOR GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SAID UTILITY INSTALLATIONS ARE SUBJECT TO THE APPROVAL OF THE THEN OWNERS OF THE SUBJECT PROPERTY AS TO NATURE AND LOCATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPLIED STATUTES, CH. 765, SEC. 65/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

DRAINAGE & STORMWATER MANAGEMENT EASEMENT PROVISIONS

FOR THE PURPOSES OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE PROPERTY AND THE PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS:

1. A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTION AND RETENTION PURPOSES IS HEREBY GRANTED TO THE VILLAGE OF SOUTH ELGIN, AND THE PUBLIC GENERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES SHOWN ON THIS PLAT AND INDICATED AS "STORM WATER MANAGEMENT EASEMENT*. SAID GRANT OF EASEMENT SHALL INCLUDE THE RIGHTS, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSPECT, MAINTAIN, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE, AND/OR INCREASE THE SIZE, NUMBER, AND/OR TYPE OF DRAINAGE FACILITIES AND APPURTENANCES THERETO IN, OVER, UNDER, ACROSS, ALONG, THROUGH, AND UPON SAID EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREAS FOR THOSE PURPOSES.

2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS UPON SUCH LOT, AND ANY AND ALL DRAINAGE FACILITIES AND APPURTENANCES HERETO, LOCATED IN, OVER, UNDER, THROUGH, AND/OR UPON SUCH LOT. INCLUDING, BUT NOT LIMITED TO, TREE ROOT AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DITCH PROFILING, STORM SEWER CLEANING, BLOCKAGE REMOVAL AND REPLACEMENT OF STORM SEWER GRATES. NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO PATIOS, LANDSCAPING, FENCES, POOLS, BUILDINGS/SHEDS, GARDENS AND PLAY EQUIPMENT SHALL BE PLACED, NOR ALTERATIONS MADE, WHICH IN ANY MANNER IMPEDE OR DIMINISH STORM WATER DRAINAGE OR DETENTION OR RETENTION IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SAID EASEMENT AREAS. AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE VILLAGE OF SOUTH ELGIN IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AND PERFORM ANY SUCH MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS AND/OR CORRECT ANY SUCH ALTERATIONS ON SAID EASEMENT AREAS, AND ANY EXPENSES INCURRED BY THE VILLAGE IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE PROPERTY WHEREON SUCH MAINTENANCE IS PERFORMED, SUCH OBSTRUCTIONS ARE REMOVED, AND/OR SUCH ALTERATIONS ARE CORRECTED.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBJECT PROPERTY AND OTHER PROPERTY WITH WATER SUPPLY, SANITARY SEWERS, STORMWATER DRAINAGE, STREET LIGHTING, SIDEWALK AND/OR BIKEPATHS AND OTHER PUBLIC UTILITIES IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH ELGIN, IL AND ANY OTHER UTILITY OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF SOUTH ELGIN INCLUDING ANY AND ALL SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, RENEW, REPLACE, INSPECT AND REMOVE FACILITIES AND ANY AND ALL APPURTENANCES USED IN CONNECTION WITH WATER MAINS, SEWERS, STORMWATER DRAINAGE, SIDEWALKS AND/OR BIKEPATHS, UNDERGROUND TRANSMISSION OF ELECTRICITY, AND OTHER PUBLIC UTILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITH DASHED LINES AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE*, "BLANKET EASEMENT* OR SIMILAR DESIGNATION AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREETS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY PLATTED HEREIN FOR ALL SUCH PURPOSES AND ACCESS FOR ANY AND ALL PURPOSES STATED HEREIN. ALL SIDEWALKS WITHIN THESE EASEMENTS SHALL BE FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. OBSTRUCTIONS AND ANY AND ALL INTERFERENCE OF USE OF GRANTEES* FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENTS SHALL NOT OCCUR WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND SUCH OBSTRUCTION OR INTERFERENCE SHALL BE REMOVED IMMEDIATELY UPON VILLAGE NOTIFICATION. SAID EASEMENTS MAY BE USED FOR LANDSCAPING, DRIVEWAYS, AND PARKING, HOWEVER, AFTER INSTALLATION OF ANY OF THE FACILITIES OF THE SAID GRANTEES, THE GRADE OF THE EASEMENT PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

VACATION AND SETBACK LINE ABROGATION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THE OWNERS OF THE SURVEYED TRACT AND THE UNDERSIGNED DESIRE TO VACATE A PART OF SOUTH POINTE SUBDIVISION RECORDED JUNE 6, 2018 AS DOCUMENT 2018K026146 IN KANE COUNTY, ILLINOIS CONSISTING OF PART OF SOUTH POINTE AVENUE, AND WHITE OAK CIRCLE; LOTS 29 THROUGH 44, INCLUSIVE AND LOT 135; OUTLOTS C, D, E AND G; INCLUDING THE FORMER LOT LINES, RIGHT-OF-WAY LINES AND EASEMENTS LYING WITHIN THE BOUNDARY OF THIS RESUBDIVISION BUT RESERVING THEREFROM ANY RIGHTS NECESSARY FOR EXISTING UTILITIES UNTIL SUCH FACILITIES CAN BE RELOCATED. IN ADDITION, THE BUILDING SETBACK LINES WITHIN THIS AREA ARE BEING ABROGATED WITH THE UNDERSTANDING THAT ALL OF THE AFOREMENTIONED IS BEING EXCHANGED FOR AND IN LIEU OF EASEMENTS, RIGHT-OF-WAYS AND SETBACK LINES ESTABLISHED ON THIS INSTRUMENT, CONDITIONAL TO AND EFFECTIVE UPON RECORDING OF THIS DOCUMENT.

BY:_____
SPSE LLC

TITLE:_____

BY:_____
THE VILLAGE BOARD OF THE VILLAGE OF SOUTH ELGIN, ILLINOIS

TITLE:_____

BY:_____
THE VILLAGE OF SOUTH ELGIN PLAN COMMISSION

TITLE:_____

BY:_____
COMMONWEALTH EDISON COMPANY

TITLE:_____

BY:_____
NICOR GAS COMPANY

TITLE:_____

BY:_____
AT&T

TITLE:_____

BY:_____
CABLE TELEVISION PROVIDER

TITLE:_____

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694,
HEREBY GRANT PERMISSION TO _____
TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20__.

_____
RUSSELL P. ORY
EMAIL: rory@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753
LICENSE EXPIRES: NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 29 THROUGH 44, INCLUSIVE, LOTS 90 THROUGH 160, INCLUSIVE, OUTLOTS C, D, E, F AND G, PART OF SOUTH POINTE AVENUE, BUTTON BUSH STREET AND WHITE OAK CIRCLE, ALL IN SOUTH POINTE SUBDIVISION BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 2018 AS DOCUMENT 2018K026146, THE PERIMETER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT C; THENCE ALONG THE BOUNDARY OF SAID OUTLOT C FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES; (1) THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, 628.25 FEET; (2) THENCE NORTH 04 DEGREES 38 MINUTES 53 SECONDS EAST, 2250.83 FEET TO A POINT ON A NON-TANGENT CURVE; (3) THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1597.28 FEET, AN ARC LENGTH OF 10.67 FEET AND A CHORD BEARING OF NORTH 82 DEGREES 46 MINUTES 32 SECONDS EAST; (4) THENCE SOUTH 05 DEGREES 54 MINUTES 56 SECONDS EAST, 5.33 FEET TO A POINT OF CURVATURE; (5) THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET AND AN ARC LENGTH OF 121.12 FEET TO A POINT OF TANGENCY; (6) THENCE SOUTH 30 DEGREES 42 MINUTES 00 SECONDS EAST, 178.33 FEET; (7) THENCE SOUTH 55 DEGREES 51 MINUTES 23 SECONDS WEST, 104.41 FEET; (8) THENCE SOUTH 05 DEGREES 48 MINUTES 01 SECONDS EAST, 41.83 FEET; (9) THENCE SOUTH 26 DEGREES 38 MINUTES 08 SECONDS EAST, 11.15 FEET; (10) THENCE SOUTH 13 DEGREES 51 MINUTES 37 SECONDS EAST, 15.93 FEET; (11) THENCE SOUTH 08 DEGREES 30 MINUTES 45 SECONDS WEST, 17.38 FEET; (12) THENCE SOUTH 21 DEGREES 04 MINUTES 27 SECONDS WEST, 18.07 FEET; (13) THENCE SOUTH 18 DEGREES 45 MINUTES 17 SECONDS WEST, 11.28 FEET; (14) THENCE SOUTH 10 DEGREES 51 MINUTES 01 SECONDS WEST, 50.09 FEET; (15) THENCE SOUTH 03 DEGREES 25 MINUTES 29 SECONDS WEST, 61.10 FEET; (16) THENCE SOUTH 06 DEGREES 46 MINUTES 39 SECONDS WEST, 193.07 FEET; (17) THENCE SOUTH 10 DEGREES 33 MINUTES 44 SECONDS EAST, 143.13 FEET; (18) THENCE SOUTH 05 DEGREES 51 MINUTES 59 SECONDS EAST, 51.08 FEET; (19) THENCE SOUTH 04 DEGREES 27 MINUTES 32 SECONDS EAST, 28.04 FEET; (20) THENCE SOUTH 13 DEGREES 29 MINUTES 58 SECONDS WEST, 20.72 FEET; (21) THENCE SOUTH 05 DEGREES 25 MINUTES 58 SECONDS WEST, 14.83 FEET; (22) THENCE SOUTH 03 DEGREES 41 MINUTES 47 SECONDS WEST, 93.52 FEET; (23) THENCE SOUTH 13 DEGREES 28 MINUTES 38 SECONDS EAST, 94.41 FEET; (24) THENCE SOUTH 28 DEGREES 16 MINUTES 01 SECONDS EAST, 86.96 FEET; (25) THENCE SOUTH 43 DEGREES 03 MINUTES 25 SECONDS EAST, 59.07 FEET; (26) THENCE SOUTH 48 DEGREES 15 MINUTES 02 SECONDS EAST, 55.93 FEET; (27) THENCE SOUTH 72 DEGREES 33 MINUTES 40 SECONDS EAST, 46.50 FEET TO A POINT ON A NON-TANGENT CURVE ON THE WESTERLY LINE OF SOUTH POINTE AVENUE, AFORESAID; THENCE NORTHERLY ALONG SAID WESTERLY LINE BEING A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 164.56 FEET AND CHORD BEARING NORTH 31 DEGREES 43 MINUTES 29 SECONDS EAST TO THE EASTERLY LINE OF BARRY ROAD PER SOUTH POINTE SUBDIVISION, AFORESAID; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING FIVE (5) COURSES; (1) THENCE NORTH 49 DEGREES 12 MINUTES 19 SECONDS WEST, 47.83 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 138.50 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 03 DEGREES 41 MINUTES 47 SECONDS EAST, 128.08 FEET TO A POINT OF CURVATURE; (4) THENCE NORTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET AND AN ARC LENGTH OF 52.26 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 10 DEGREES 33 MINUTES 44 SECONDS WEST, 42.08 FEET TO THE SOUTHERLY LINE OF SWEETFLAG STREET PER SOUTH POINTE SUBDIVISION, AFORESAID; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 79 DEGREES 26 MINUTES 16 SECONDS EAST, 12.75 FEET TO A POINT OF CURVATURE; (2) THENCE EASTERLY ALONG A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 370.00 FEET AND AN ARC LENGTH OF 88.66 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 86 DEGREES 49 MINUTES 57 SECONDS EAST, 330.85 FEET TO THE WEST LINE OF SOUTH POINTE AVENUE, AFORESAID; THENCE SOUTH 03 DEGREES 10 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 42.38 FEET TO A POINT OF CURVATURE; THENCE SOUTH 86 DEGREES 49 MINUTES 57 SECONDS EAST ALONG A RADIAL LINE, 60.00 FEET TO THE EAST LINE OF SAID SOUTH POINTE AVENUE, BEING ALSO A POINT OF CURVATURE ON SAID EAST LINE; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 41.81 FEET AND CHORD BEARING SOUTH 07 DEGREES 26 MINUTES 43 SECONDS WEST TO THE NORTHWESTERLY CORNER OF LOT 29 IN SOUTH POINTE SUBDIVISION, AFORESAID; THENCE SOUTH 78 DEGREES 16 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 29 AND OUTLOT E, AFORESAID, 129.56 FEET TO THE EAST LINE OF SAID SOUTH POINTE SUBDIVISION; THENCE SOUTH 03 DEGREES 10 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE, 1891.25 FEET TO THE SOUTH LINE OF SAID SOUTH POINT SUBDIVISION; THENCE SOUTH 88 DEGREES 45 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, 910.68 FEET, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

WE HAVE RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 29 THROUGH 44, INCLUSIVE, LOTS 90 THROUGH 160, INCLUSIVE, OUTLOTS C, D, E, F AND G, PART OF SOUTH POINTE AVENUE, BUTTON BUSH STREET AND WHITE OAK CIRCLE, ALL IN SOUTH POINTE SUBDIVISION BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 2018 AS DOCUMENT 2018K026146, IN KANE COUNTY, ILLINOIS; EXCEPTING THEREFROM LOTS 90 THROUGH 134, INCLUSIVE, LOTS 136 THROUGH 160, INCLUSIVE, OUTLOT F AND BUTTON BUSH STREET (AS THEY REMAIN AS ORIGINALLY PLATTED IN SOUTH POINTE SUBDIVISION).
A PORTION OF WHITE OAK CIRCLE IS BEING RENAMED HEREON. THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF SOUTH ELGIN, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0260H, WITH A MAP REVISED DATE OF AUGUST 3, 2009.
SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

_____, 20__, IN ROSEMONT, ILLINOIS,

_____
RUSSELL P. ORY
EMAIL: rory@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753
LICENSE EXPIRES: NOVEMBER 30, 2020

PLAT PREPARED FOR & MAIL TAX BILL TO:

CLIENT:
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, IL 60103
PHONE: 630-497-8700

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY
08-13-19	PER VILLAGE REVIEW	GKF
07-26-19	PER VILLAGE REVIEW	GKF
06-21-19	PER VILLAGE REVIEW	GKF

DESIGNED	
DRAWN	GKF
APPROVED	RPO
DATE	04-03-19
SCALE	1" = 100'

FINAL PLAT OF SOUTH POINTE 1ST RESUBDIVISION SOUTH ELGIN, ILLINOIS

SHEET 5 OF 5

PROJECT NUMBER: 660C

© MACKIE CONSULTANTS LLC, 2018

ILLINOIS FIRM LICENSE 184-002694

8/13/2019 10:56:12 AM
N:\660C\Survey\Proposed\Final\660-Resub-05.plt

VILLAGE OF SOUTH ELGIN

Village President
Steven Ward

Village Clerk
Margo Gray

Village Administrator
Steven J. Super

Community Development Department
10 N. Water St. · South Elgin, Illinois 60177
847-741-3894

Village Trustees
Jennifer Barconi
Lisa Guess
Michael Kolodziej
Gregory J. Lieser
Scott Richmond
John Sweet

STAFF REPORT

To: Chairman Brian Carlson and Members of the South Elgin Planning & Zoning Commission

From: Lauren Blayney, Planner

Date: August 14, 2019

RE: CD19-03 – Concept Plan – Montemayor Business Park – 325 Umbdenstock Road

---

Petitioner:
Joseph Montemayor
1695 N. Lancaster Road
South Elgin, IL 60177

Owners of Property:
Spohr Family Limited Partnership
Attn: Janet Lee Spohr
325 Umbdenstock Road
South Elgin, IL 60177

Request:
The Petitioner, Joseph Montemayor, is requesting acceptance of a Concept Plan for an Industrial Subdivision and Planned Development for property located at 325 Umbdenstock Road, which is commonly known as the Spohr Family Farm.

Project Background:
The Petitioner, Joseph Montemayor, is proposing a 17 Lot, industrial subdivision to be known as "Montemayor Business Park" which would consist of 16, 2-6-acre lots and one (1), 30-acre lot. The property is approximately 84 acres and is currently zoned I-Industrial District. The primary access is located at the intersection of Montclair Drive and Umbdenstock Road and there is a secondary access off N Lancaster Road at Joseph Drive. To the south of the subject property are existing industrial parks, to the north and west of the property consists of mainly single-family lots and to the east consists of unincorporated farmland. The style of the building is a "tip-up", pre-fabricated, concrete style building, similar to Joseph Montemayor's existing industrial building located at 1695 N. Lancaster Road in South Elgin.

Please refer to the attached narrative provided by the Petitioner regarding the proposed industrial subdivision and planned development.

Staff Review:

Adopted Plans:

2030 Comprehensive Plan: The 2030 Comprehensive Plan shows this property as Low or Medium Density Residential. Subarea 5A states that North Lancaster Road should be developed as a boulevard to allow for proper buffering between the industrial and residential uses.

The Concept Plan does not meet the goals and objectives of the 2030 Comprehensive Plan; however, there is an existing Annexation Agreement that was established on September 13, 2000 and is in full effect until September 13, 2020. Pursuant to the Annexation Agreement, the Spohr Farm was zoned by the Village as I-2 General Industrial Zoning District, which permits heavy industrial zoning uses. The proposed site plan generally meets the requirements of the existing Annexation Agreement.

Unified Development Ordinance (UDO) Requirements:
The current concept plat generally meets the following zoning requirements of the UDO for the subject property located in the I-Industrial District: permitted uses, lot size, and setbacks in the I-Industrial District. Village staff has noted in a preliminary review letter previously submitted to the petitioner that the propose 4-acre lot at the northeast corner of the development does not meet minimum lot width requirements in the I-Industrial District. This lot will need to meet the minimum lot width of 50 feet along the proposed street. In addition, Village staff has not reviewed landscaping, parking or signage plans at this time. These plans will be required if this project moves to the next stage.

Site Plan and Preliminary Engineering:
The radius of the proposed roadway near the northeast part of the development appears to be too small for semi-truck movement without lane encroachment. Village staff has noted this concern in a preliminary review letter previously submitted to the petitioner. The Village would like to see a more gradual, sweeping curve and will be required if engineering moves to the next stage.

Bike paths are being planned in the development. For safety reasons, staff recommends bike paths along Umbdenstock Road and N. Lancaster Road only, and not along the northern property line.

Traffic:
Village staff has noted in a preliminary review letter previously submitted to the petitioner that a traffic study would need to be conducted during the engineering of the proposed subdivision. It was noted that as a result of said traffic study, offsite roadway improvements, including a traffic signal at Stearns Road and Umbdenstock Road will likely be required as part of the development of the property. It was also noted that per the existing Annexation Agreement for the subject property that owners or its successor developer agree to cooperate in good faith with Kane County Highway Department and IDOT, if necessary and applicable.

PZC Feedback on Concept Plan:
Per the UDO, the role of the Planning and Zoning Commission for a Concept Plan Consultation is to provide information and guidance to the applicant. As part of the discussion, the Commission should provide feedback whether the Concept Plan meets requirements of the UDO and whether the proposal is consistent with the intent of the elements of the Comprehensive Plan and other land use policies of the Village.

The Commission may also wish to provide further comments on the items in “Staff Review” above as well as on the following items:

1. Permitted Uses. Manufacturing and warehouse/storage facilities are permitted uses in the I-Industrial District. How does the Planning and Zoning Commission feel about outdoor storage, wireless towers, and vehicle repair, which are special uses? Would certain lots for these uses be more acceptable than others?
2. Building and Signage Design. The developer has provided photos of a typical building in this development. Is this an acceptable style or look? Does signage comply with Village standards?
3. Landscaping and Buffering. There is residential uses to the north and west of this property. How should the developer ensure adequate buffering? What landscaping features or details would you like to see at the next stage, if the project moves forward? What type of landscaping around the buildings would you like to see?
4. Traffic Concerns. As noted above, improvements, including a traffic signal, will be required at Stearns Road and Umbdenstock Road. The developer has indicated financial assistance from the Village may be necessary to make these improvements. This is outside the purview of the Planning and Zoning Commission, but you should be aware of the request.

325 Umbdenstock Road

PROPOSED MONTEMAYOR BUSINESS PARK
NARRATIVE

Montemayor Construction, Inc., (Joe Montemayor) has a contract to purchase the approximate 84 acre "Spohr Farm" situated at the northeast corner of Umbdenstock Road and North Lancaster Road in the Village of South Elgin. The contract is contingent upon the procurement of zoning entitlements.

The Spohr Farm was annexed into the Village of South Elgin by Annexation Agreement dated September 13, 2000. Pursuant to the Annexation Agreement, the Spohr Farm was zoned by the Village as I-2 zoning district, which permitted heavy industrial development. That Annexation Agreement is still in full force and effect.

Mr. Montemayor is the developer and owner of the multi-tenant industrial building immediately south of the Spohr Farm, with an address of 1695 North Lancaster Road. A photograph of Mr. Montemayor's existing building is enclosed.

We are enclosing a preliminary (conceptual) site plan for the Spohr Farm which depicts its conceptual development as follows:

(a) subdivision into 16 industrial lots ranging from two acres to six acres in size and a 17th lot for a possible large user of 30 acres in size. (It is possible that this large lot may be further subdivided if a large user cannot be obtained.)
(b) Planned development zoning that will allow for the construction of industrial buildings with outside storage (with appropriate screening).

With respect to the site plan, please note the following:

(a) A bike path is planned along the northerly 30 feet of the site.
(b) The bike path would also be extended along the entire westerly boundary of the site, so as to connect to the existing bike path which currently terminates at the southeast corner of North Lancaster Road and Umbdenstock Road.
(c) The Village will also have a 30 foot sanitary sewer easement over this northerly 30 feet and the bike path will be constructed so as to support Village service trucks that may need to access the manholes within the easement.
(d) An additional approximate 204 feet of the northerly portion of the site would be improved with detention basins that would be landscaped.
(e) As such, there would be a separation of approximate 240 feet from the northern-most lot line of the industrial lots to the residential development in the City of Elgin and Village of South Elgin to the north, and landscaping within that setback.

Montemayor Construction, Inc. has been advised that the Kane County Department of Transportation ("**KDOT**") is seeking to upgrade the existing intersection of Umbdenstock Road and Stearns Road with a stoplight and other associated improvements. Even without the development of the proposed Montemayor Business park, that intersection is already in need of

upgrade. Mr. Montemayor is willing to contribute 20% of the estimated intersection upgrade cost, up to a maximum of $100,000.00, for intersection upgrade, with such contribution to be made in incremental payments of $10,000.00 each to the Village as and when the first 10 lots are sold or building permits within the proposed new subdivision are issued.

The development of the proposed Montemayor Business Park will be a significant amenity to the Village's business community and tax base. Currently the Spohr Farm generates real estate taxes of $9,346.60 (of which the Village's share is 6.37%, or approximately $595.39). Suffice it to say that upon full industrial development of the Spohr Farm, the Village can expect a dramatic increase in real estate tax revenue, together with ancillary benefits arising from (i) employment, (ii) shopping/dining by employees within the park and (iii) possible sales tax should any of the business park occupants engage in retail sales.

Mr. Montemayor requests approval from the Village Board of this conceptual development of the site so that he can move on with formal application and plans.

ALTA/NSPS LAND TITLE SURVEY

LEGEND & ABBREVIATIONS

Power Pole	Manhole	-W- Water	N North
Light Pole	Catch Basin	-T- Telephone	S South
Transformer	Curb Catch Basin	-G- Gas	E East
Utility Pedestal	Monitoring Well	-E- Electric	W West
Traffic Signal	Flared End Section	-OHW- Overhead Wires	' Degrees
Signal Box	Sign	-ST- Storm Sewer	' Feet/Minutes
Gas Valve	Flag Pole	-SS- Sanitary Sewer	" Inches/Seconds
Water Valve	Ground Light	P.O.C. Point of Commencement	VOL. Volume
Electric Meter	Bollard	P.O.B. Point of Beginning	PG. Page
Gas Meter	Auto Sprinkler	S.F. Square Feet	Concrete
Fire Hydrant	Stockade Fence	-X- Chain Link Fence	Guard Rail
(FIP) Found Iron Pipe	(FIR) Found Iron Rod	(SIR) Set Iron Rod	(FN) Found Nail

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

VICINITY MAP

(NOT TO SCALE)

SIGNIFICANT OBSERVATIONS

A WOOD FENCE LIES 0.47' SOUTH OF PROPERTY LINE.

B WOOD FENCE LIES 2.94' SOUTH OF PROPERTY LINE.

LAND AREA:

3,675,600.82 SF± OR 84.38 ACRES±

GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

MISCELLANEOUS NOTES

MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.

MN2 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MN3 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

MN4 ASSUMED BEARING: THE NORTH RIGHT OF WAY LINE OF NORTH LANCASTER ROAD TO BE SOUTH 88 DEGREES 47 MINUTES 30 SECONDS WEST.

MN5 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

MN6 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.

MN7 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM UMBDENSTOCK ROAD WHICH IS GOVERNED BY THE VILLAGE OF SOUTH ELGIN.

MN8 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

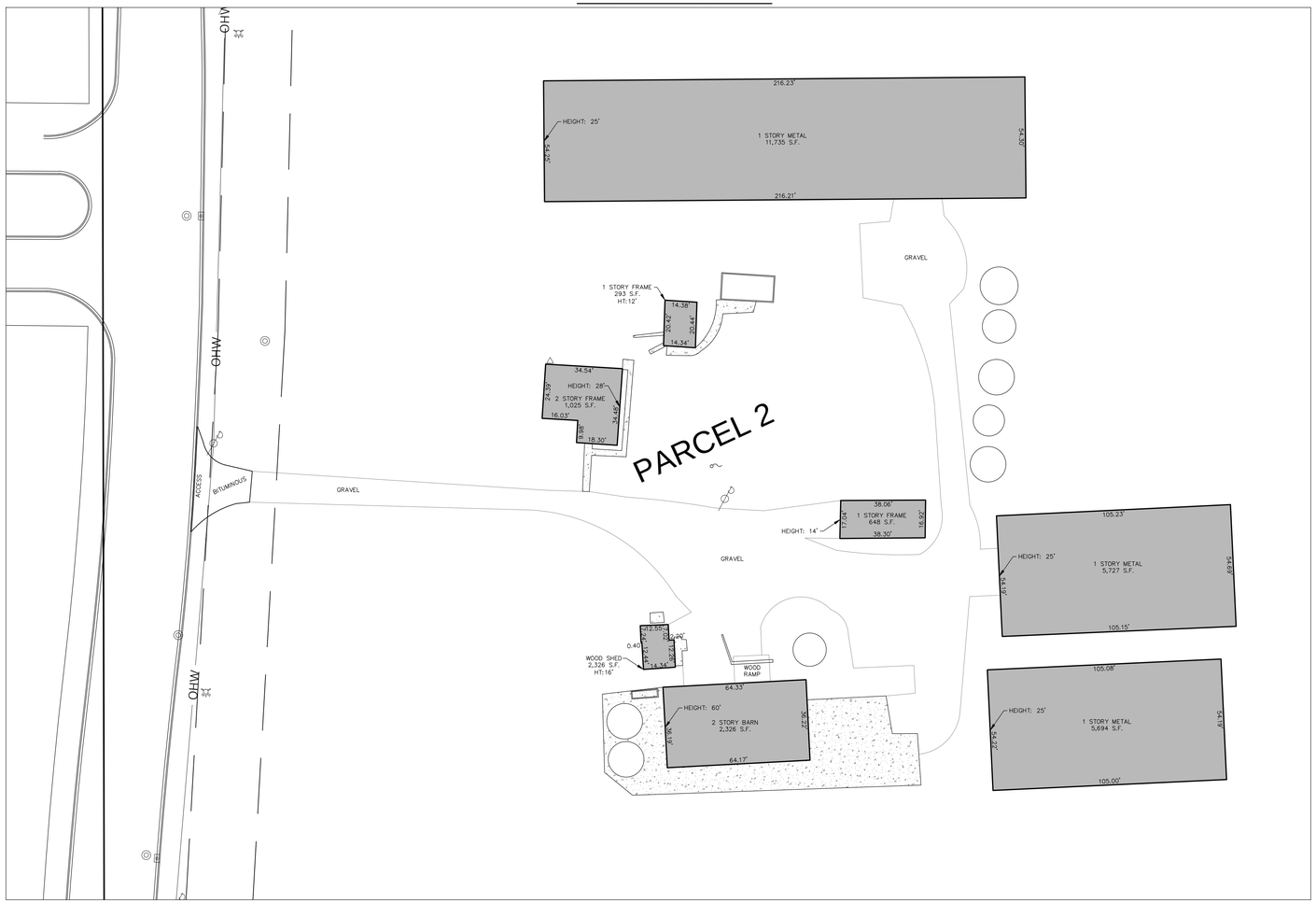
MN9 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

MN10 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

MN11 IN REGARDS TO TABLE "A" ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	0
HANDICAP	0
TOTAL	0

BUILDING DETAIL



RECORD DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 12.35 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 17 CHAINS; THENCE NORTH 89° EAST, 5.88 CHAINS FOR A POINT OF BEGINNING, THENCE SOUTH 8.65 CHAINS; THENCE SOUTH 89° WEST 34.53 CHAINS TO THE WEST LINE OF SAID QUARTER, THENCE NORTH ON SAID WEST LINE, 25.65 CHAINS TO THE NORTHWEST CORNER OF SAID QUARTER, THENCE NORTH 89° EAST ON THE QUARTER SECTION LINE TO A POINT 6.55 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 0° 9' WEST, 17.08 CHAINS TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED FOR PUBLIC HIGHWAY AS SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 2001K006683 AND FURTHER EXCEPTING THEREFROM THE SOUTH 484.0 FEET OF THE NORTH 1104.0 FEET OF THE WEST 1800.0 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:

SOUTH 484.0 FEET OF THE NORTH 1104.0 FEET OF THE WEST 1800.0 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 17ST08392CL, DATED MAY 07, 2018.

SCHEDULE B

22 TERMS, PROVISIONS, COVENANTS, CONDITIONS AND LIMITATIONS AS CONTAINED IN THE ORDER APPROVING AN ANNEXATION AGREEMENT MADE BY THE VILLAGE OF SOUTH ELGIN RECORDED SEPTEMBER 13, 2000 AS DOCUMENT NUMBER 2000K073230 AND IN ORDINANCE NO. 2000-46 ANNEXING THE PREMISES IN QUESTION RECORDED AS DOCUMENT NO. 2000K073231. THE AGREEMENT PROVIDES THAT IF ONE OF THE 2 PROPERTY OWNERS CONSTRUCTS A ROAD ON THE ANNEXED PROPERTY, UPON THE DEVELOPMENT OF THE PROPERTY OF OTHER OWNER, THE OWNER THAT CONSTRUCTED THE ROAD SHALL BE ENTITLED TO BE REIMBURSED FOR 1/2 OF THE COST OF THAT PORTION OF THE ROAD WHICH FRONTS THE OTHER OWNER'S PROPERTY. NOTE THAT THERE IS A RECAPTURE LIEN NOTICE IN FAVOR JUDY UMBDENSTOCK, CLAIMANT, RECORDED ON MARCH 1, 2006 AS DOCUMENT NO. 2006K021915, IN THE AMOUNT OF $(NOT STATED). THIS APPEARS TO BE A CLAIM PURSUANT TO THAT PROVISION. ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED

25 SANITARY SEWER LINE CONSTRUCTION AND RECAPTURE AGREEMENT DATED JANUARY 15, 1990 AND RECORDED APRIL 30, 1992 AS DOCUMENT 92K31033 BETWEEN THE CROWN GROUP, INC. AND THE VILLAGE OF SOUTH ELGIN. ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED.

26 FOX RIVER WATER RECLAMATION DISTRICT SEWER RECAPTURE AGREEMENT RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93K090762, PROVIDING FOR, IN PART, FEES TO CONNECT TO PUBLIC SEWERS, AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED.

27 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO VILLAGE OF SOUTH ELGIN, FOR PUBLIC UTILITIES, RECORDED ON MARCH 5, 1998 AS DOCUMENT NO. 98K017649, AFFECTS THE NORTH 30 FEET. ITEM IS PLOTTED HEREON.

28 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO OTTER CREEK WATER RECLAMATION DISTRICT, FOR PUBLIC UTILITIES, RECORDED JANUARY 6, 1999 AS DOCUMENT NO. 1999K001314, AFFECTS THE WESTERLY 30 FEET. ITEM IS PLOTTED HEREON.

29 RESOLUTION NO. 00-R-01 BY THE OTTER CREEK WATER RECLAMATION DISTRICT CONTAINED IN DOCUMENT RECORDED OCTOBER 17, 2000 AS DOCUMENT NUMBER 2000K082735, DEFERRING RESERVATION FEES FOR CONNECTION TO THE OTTER CREEK WATER RECLAMATION DISTRICT. (FOR FURTHER PARTICULARS, SEE RECORD.) ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED.

30 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 2000-60 RECORDED JANUARY 22, 2001 AS DOCUMENT NUMBER 2001K006682, ACCEPTING PLAT OF DEDICATION FOR ROADWAY PURPOSES. (FOR FURTHER PARTICULARS, SEE RECORD.) ITEM IS PLOTTED HEREON.

31 PLAT OF DEDICATION FOR PUBLIC RIGHT OF WAY RECORDED JANUARY 22, 2001 AS DOCUMENT NUMBER 2001K006683. (FOR FURTHER PARTICULARS, SEE RECORD.) ITEM IS PLOTTED HEREON.

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company and Spohr Family Limited Partnership, a Delaware Limited Partnership

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 10, 2018.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2018

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17089C0252H, WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/09/2018 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY ORDERED BY:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439
PHONE: 847.260.4758

JLH Land Surveying Inc.
ALTA/NSPS Land Title Surveys • Boundary Surveys • Construction Services
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

DATE	REVISIONS	BY
06/04/18	REVISED COMMITMENT	JLH

ALTA/NSPS LAND TITLE SURVEY
325 UMBDENSTOCK ROAD
SOUTH ELGIN, ILLINOIS

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 05/12/18
SCALE: 1"=30'

SHEET 1 OF 2

18-632-115

T:\SDSK\CPRO\18-632-115.dwg 6/4/2018 3:50:16 PM.

WOODBRIDGE SOUTH PHASE IV
94K000311

WOODBRIDGE SOUTH PHASE V
95K015223

KINGSPORT VILLAS PHASE II
93K76749

SECTION CORNER 33.33 33.33

SECTION CORNER 33.34 33.34

N 88°57'02" E 2219.41'
(N 89° E)

NORTH LINE OF SE 1/4 OF SECTION 33, T41N, R8E

P.O.C.

PIP 0.89'S & 1.80'E

(N 89° E)
(12.35 CHAINS)(815.10')

S 88°57'02" W 432.30'
(6.55 CHAINS)

ELECTRIC VAULT

30.00'

36.57

UMBDENSTOCK ROAD

BITUMINOUS PAVEMENT

PARCEL 1

1800.24'

S 00°18'06" W 1127.39' (17 CHAINS)

S 00°02'00" W 1127.28'

(S 00°29' W 17.08 CHAINS)

EAST LINE OF SECTION 33, T41N, R8E

1.01'

38.02'

40.23'

198.45'

44.68'

233.95'

251.77'

98.81'

135.24'

197.17'

330.80'

32.47'

14.39'

251.23'

14.70'

136.57'

123.67'

MONTCLAIR DRIVE

N 00°16'37" W 1661.02' (25.65 CHAINS)

PARCEL 2

484.07'

UNSUBDIVIDED
IBIS POINT 2003
IRREVOCABLE TRUST,
RODNEY D CAVITT

1800.24'

N 88°57'02" E 388.08'
(5.88 CHAINS)

P.O.B.

PIP 0.45'S & 0.45'E

PARCEL 1

S 00°05'14" W 527.68'
(8.65 CHAINS)

FOUND CONCRETE MONUMENT

WEST LINE OF SE 1/4 OF SECTION 33, T41N, R8E

0.87'

40.21'

--EXCEPTION--
DEDICATED PER
DOC. NO. 2001K006683

(S 89° W 34.53 CHAINS)
S 88°47'30" W 2214.87'

BITUMINOUS PAVEMENT
80' PUBLIC RIGHT OF WAY

40.00'

PIP 2.66'N & ON LINE

PIP 0.22'N & ON LINE

40.19'

80.00'

NORTH LANCASTER ROAD

PK

PIP

JOSEPH DRIVE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

JLH Land Surveying Inc.
ALTA/NSPS Land Title Surveys • Boundary Surveys • Construction Services
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000
www.jlhsurvey.com

DATE	REVISIONS	BY
06/04/18	REVISED COMMITMENT	JLH

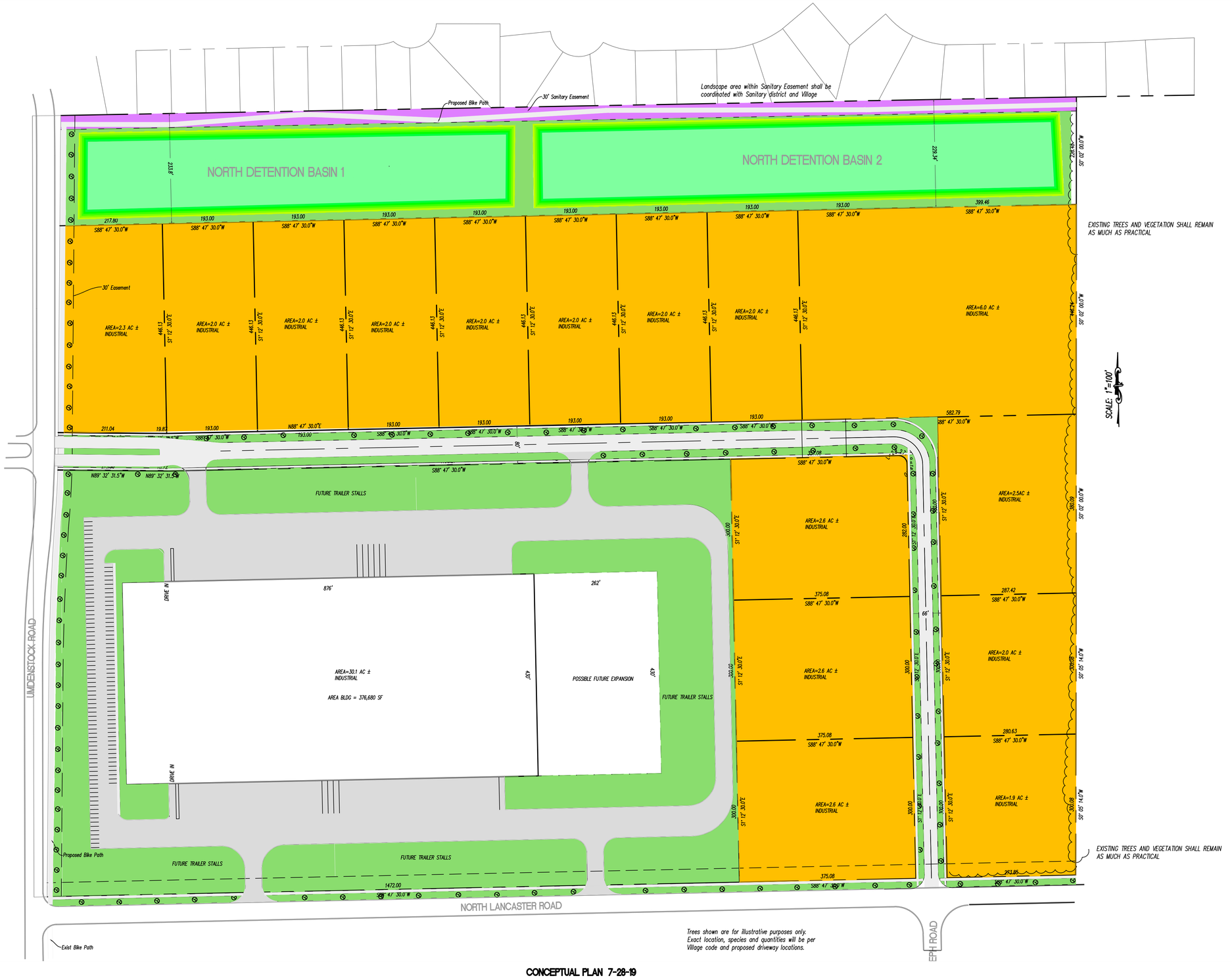
ALTA/NSPS LAND TITLE SURVEY
325 UMBDENSTOCK ROAD
SOUTH ELGIN, ILLINOIS

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 05/12/18
SCALE: 1"=100'

SHEET 2 OF 2

18-632-115

T:\SDSK\CPRO\18-632-115\dwg\18-632-115.dwg, 6/4/2018 3:50:16 PM,



CONCEPTUAL PLAN 7-28-19

Engineer: H. Ronald Kuhlmann, PE 1122 Brighton Drive Carol Stream, Il 60188 630-269-7626	Prepared For:	Property Address:	Revision:	Date
	Joe Montemayor	Spohr Farm Northeast Corner Umdenstock and Lancaster South Elgin, Illinois		

drawn by:	HRK	date:	6-26-19
checked by:	HRK	drawing no.:	1
job no.:	02-200	sheet:	1 of 1

1695 N Lancaster Road: Joseph Montemayor's Existing Building

VILLAGE OF SOUTH ELGIN

Village President
Steven Ward

Village Clerk
Margo Gray

Village Administrator
Steven J. Super

10 N. Water St. · South Elgin, Illinois 60177
Community Development Department
847-741-3894 · Fax: 847-741-3959

Village Trustees

Jennifer Barconi
Lisa Guess
Michael Kolodziej
Gregory J. Lieser
Scott Richmond
John Sweet

MEETING NOTICE

Date: August 14, 2019

For Distribution to:
Courier News - ctc-northwest@chicagotribune.com
Daily Herald – eferrarin@dailyherald.com
Kane County Chronicle – editorial@kcchronicle.com
Examiner Publication – news@examinerpublications.com
Sun-Times News Group – metro@suntimes.com

RE: THE FOLLOWING MEETING NOTICE IS SENT TO YOUR ATTENTION PURSUANT TO ILLINOIS OPEN MEETING ACT REQUIREMENTS

The regular meeting of the South Elgin Planning & Zoning Commission will be held on Wednesday, August 21, 2019 at 7:00 P.M. at the Village Hall 2nd floor, 10 N. Water Street, South Elgin, IL 60177.

If you have any questions, please contact Lauren Blayney, Planner, for the Village of South Elgin at 847-741-3894.